073.0	0001	0012.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,400 /	941,400
					USE VALUE:	941,400 /	941,400
					ASSESSED:	941,400 /	941,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE MARY F & ROBERT L JR	
Owner 2:	TRS/MARY F OUELLETTE REVOCABLE	
Owner 3:	TRUST OF 2016	
Street 1:	77 RIDGE STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	OUELLETTE ROBERT L JR/MARY -
Owner 2:	TRS/MFO REALTY TRUST -
Street 1:	77 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,015 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Vinyl Exterior and 3045 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6015.000	520,700	400	420,300	941,400
Total Card	0.138	520,700	400	420,300	941,400
Total Parcel	0.138	520,700	400	420,300	941,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.16 | /Parcel: 309.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 155021

GIS Ref

GIS Ref

Insp Date 10/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0012.A

!6127!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	520,600	400	6,015.	420,300	941,300	941,300	Year End Roll	12/18/2019
2019	101	FV	393,700	500	6,015.	390,300	784,500	784,500	Year End Roll	1/3/2019
2018	101	FV	393,700	500	6,015.	390,300	784,500	784,500	Year End Roll	12/20/2017
2017	101	FV	393,700	500	6,015.	342,300	736,500	736,500	Year End Roll	1/3/2017
2016	101	FV	393,700	500	6,015.	312,200	706,400	706,400	Year End	1/4/2016
2015	101	FV	383,200	500	6,015.	276,200	659,900	659,900	Year End Roll	12/11/2014
2014	101	FV	383,200	500	6,015.	261,200	644,900	644,900	Year End Roll	12/16/2013
2013	101	FV	383,200	500	6,015.	248,600	632,300	632,300		12/13/2012

PRINT

Date	Time
12/10/20	20:56:10

LAST REV

Date	Time
02/12/19	12:10:44

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OUELLETTE ROBER	67940-547		9/1/2016	Convenience	1	No	No		
OUELLETTE ROBER	47240-296		4/6/2006	Family	99	No	No		
	20667-305		7/1/1990		277,900	No	No		D

USER DEFINED

Prior Id # 1:	155021
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2011	1186	Porch	55,000					NEW FRT PORCH / VI
3/20/2005	197	New Wind	11,845					2 new doors
2/5/2001	48	Wood-Sto	2,500	C				2 WOOD BURNING STO
11/8/2000	899	Addition	85,000	C				9X14 BSMT/1ST FL A

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
11/4/1999	Entry Denied	256	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	243	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6015		Sq. Ft.	Site		0	70.	1.00	12									420,313						420,300	

Total AC/HA:	0.13809	Total SF/SM:	6015	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,313	Spl Credit		Total:	420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08103442
Const Adj.:	1.00999999
Adj $ / SQ:	136.481
Other Features:	113818
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535144
Depreciation:	14449
Depreciated Total:	520695

COMMENTS

OWNER DENIES ENTRY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

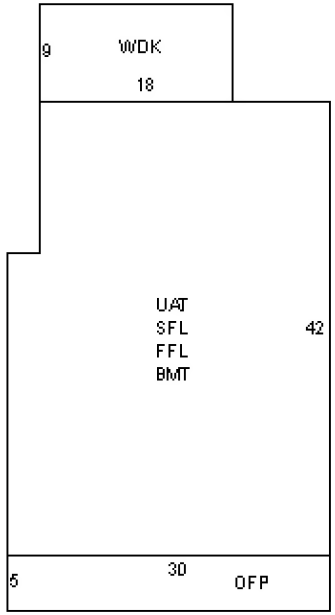
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	136.48
Special Features:	0	Val/Su Net:	121.92
Final Total:	520700	Val/Su SzAd	213.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,218	54.250	66,078
FFL	First Floor	1,218	136.480	166,233
SFL	Second Floor	1,218	136.480	166,233
UAT	Upper Attic	305	54.590	16,623
WDK	Deck	162	12.290	1,992
OFP	Open Porch	150	27.770	4,166

Net Sketched Area:	4,271			Total:	421,325
Size Ad	2436	Gross Are	5184	FinArea	3045

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	1990	6.00	T	23.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400